



Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday March 6, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:09 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Roger Myers, Commissioner Jade Duan, and Commissioner Bryan Rogers. Commissioner Mike McCrossin was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner Emerson led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the February 20, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner Myers to approve the minutes for February 20, 2018, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Final Plat Kingdom Court

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Kingdom Court Addition to establish 10 residential lots on 11.048 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78.

Staff Presentation

Mr. Molina stated that the property is located within City of Wylie Extraterritorial Jurisdiction on 11.048 acres, and is north of County Road 489 and west of State Highway 78.

The single family residential lots will be approximately one acre each. A 100 foot electrical easement will be located in the rear portion of these lots.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department and Collin County Development Services. Collin County will review and approve On-Site Sewage Facilities (OSSF).

Board Action

A motion was made by Commissioner Myers, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Final Plat for Kingdom Court Addition to establish 10 residential lots on 11.048 acres within Wylie's ETJ, generally located north of County Road 489 and west of State Highway 78. Motion carried 6 – 0.

Item 2 – Final Plat Inspiration, Phase 4A

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Inspiration Phase 4A consisting of 16.832 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the plat will create 29 residential lots and four open space lots on 16.832 acres.

The Preliminary Plat was approved by City Council in June 2016. The difference between the preliminary plat and this plat is that two residential lots turned into open space, and the renumbering of block lots.

Board Action

A motion was made by Vice Chair Owens, and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 4A consisting of 16.832 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd. Motion carried 6 – 0.

Item 3 – Final Plat Dominion of Pleasant Valley Phase 2

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 214 single family residential lots and multiple open space areas on 62.849 acres and dedicate the necessary rights-of-way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.

Staff Presentation

Mr. Molina stated that the plat will create 214 single family residential lots and multiple open space lots on 62.849 acres.

The plat is part of an overall Planned Development Ordinance 2016-27, which was approved in November 2016 and measures 361 acres. The plat does comply with the lot configuration for lot size and open space requirements stipulated in the Planned Development Ordinance 2016-27.

Staff recommends approval subject to any additions and/or alterations as required by the Engineering Department.

Board Action

A motion was made by Commissioner Rogers, and seconded by Commissioner Duan, to recommend approval to the City Council for a Final Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 214 single family residential lots and multiple open space areas on 62.849 acres and dedicate the necessary rights-of-way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road. Motion carried 6 – 0.

Item 4 – Site Plan – Ulta Woodbridge Crossing, Lot 8R-1

Consider, and act upon, approval of a Site Plan for a retail use (Ulta), being Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway.

Staff Presentation

Mr. Haskins stated that this is another revision of a site plan approved in January 2018, being a revision of a site plan approved in December 2017. The reason for the current revision is that a potential tenant of one of the buildings dropped out of the development.

The subject site plan will develop one building of 10,125 square feet on one lot consisting of 7.286 acres. The previous site plans proposed two single buildings for the first submittal, and three single buildings for the second submittal.

Due to the scale of the project, staff is asking for Commissioners approval. Staff also asked for Engineering and Fire review, and Engineering and Fire have both provided tentative approval of the layout.

The adjacent lots are open for future developments, as the buildings are sectioned off by fire walls.

Board Action

A motion was made by Commissioner Emerson, and seconded by Commissioner Myers, to approve the Site Plan for a retail use (Ulta), being Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway. Motion carried 6 – 0.

Public Hearing

Zoning Case 2018-01

Hold a Public Hearing and consider, and act upon, a recommendation to the City Council amending Planned Development 2011-29 to allow for self-storage as a permitted use on 3.19 acres being Lot 3 and part of Lot 4, Block A of Woodbridge Center Phase II, generally located south of the intersection of FM 544 and Woodbridge Parkway. (721 & 731 Woodbridge Parkway). **ZC 2018-03**

Staff Presentation

Ms. Ollie stated that staff is requesting the item to be tabled to March 20, 2018 meeting. Staff and the developers are in the midst of working out different ideas. Staff really appreciates the applicant working to get this done.

Public Comments

Chair Smith opened the Public Hearing.

Board Action

A motion was made by Vice Chair Owens and seconded by Commissioner Myers, to table the public hearing until March 20, 2018 regular meeting. Motion carried 6 – 0.

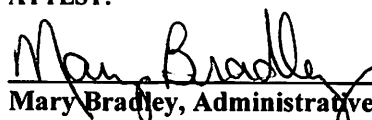
Chair Smith reminded the Commissioners of the next meeting on March 20, 2018.

ADJOURNMENT

A motion was made by Commissioner Rogers, and seconded by Vice Chair Owens to adjourn the meeting at 6:24PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant